



ASSESSMENT DISCLOSURE NOTICE – PRELIMINARY 2020 ASSESSMENT

October 14, 2019

Dear Property Owner:

Enclosed is your 2020 Assessment Preliminary Disclosure Notice on your property as required by Real Property Tax Law §511. This notice displays the market value of your property for 2020.

PLEASE NOTE: This is not an estimate of future taxes and is provided for comparison purposes only.

- Special district taxes are not included;
- The value of any new construction for 2019 may not yet be reflected in your value;
- Not all of your exemptions for 2019 may be included at this time because applications are still being submitted;
- For anyone receiving a STAR tax credit check, please be aware that amount is not reflected in this tax redistribution;
- Your 2020 assessment represents 100% of market value. Your preliminary 2020 assessment will be the basis for your 2020 School and City taxes as well as your 2021 County property taxes, unless it is revised through the informal review or appeals process.

If, in your opinion, your preliminary 2020 assessment **does not** accurately reflect market value, **you may schedule an informal review meeting with a representative of ENPM, Inc. by calling (716) 559-1959, no later than November 4, 2019.** If you have **any questions** regarding your Preliminary Disclosure Notice or the informal review process, please call (716) 710-9817. All informal review hearings are by appointment **only** and will be held during regular business hours, with limited evening and Saturday appointments available. **Informal Hearings will be held at the Lackawanna Senior Center, 230 Martin Road, Lackawanna, New York. For a list of dates and times of the Informal Review hearings, please refer to the back of this page.**

The informal review process is your opportunity to discuss your individual property assessment; it is not an opportunity to discuss assessments of other properties or to discuss taxes. You must own the property you schedule the informal hearing for or provide a letter of authorization from the property owner at the time of the informal review. Decisions regarding potential assessment changes **will not** be made at your informal review and a follow-up inspection of your property may be requested to complete the review. All property owners who participate in the informal review process will receive notification of the results by mail when the 2020 Tentative Assessment Roll is filed on December 15, 2019.

If you cannot attend an informal review meeting, a review of your property will still be conducted if correspondence asking for the review is sent to ENPM, Inc. at the address below, postmarked no later than November 5, 2019. The letter must clearly document the property tax map number and location, your concerns, any market data / sales data / appraisals, etc., in support of your opinion of market value, and a daytime phone number at which you may be reached.

Thank you for your cooperation.

Frank E. Krakowski

Frank E. Krakowski, Assessor
City of Lackawanna
714 Ridge Road
Lackawanna, NY 14218

Joseph H. Emminger

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